

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 05-05-03

107

AGENDA SECTION:
PUBLIC HEARINGSORIGINATING DEPT:
PLANNING

ITEM NO.

E-3

ITEM DESCRIPTION: Annexation Petition #03-12 by Leslie A. Lurken to annex approximately 13.63 acres of land located south of 55th Street NW, east of Kingsbury Hills Subdivision and west of Wedgewood Hills Third and Wedgewood Hills Fifth Subdivisions. The property is located in a part of the NE ¼ of Section 18 Cascade Township.

PREPARED BY:
Theresa Fogarty,
Planner

April 30, 2003

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission reviewed this annexation request on April 23, 2003. The Commission found that this property is adjacent to the City limits and can be served by city services upon extension of sanitary sewer and water lines from their present ends. The Planning Commission therefore recommends approval of this request.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-12 by Leslie A. Lurken as recommended by staff. Ms. Petersson seconded the motion. The motion carried 7-0, with Mr. Ohly abstaining.

Planning Department Recommendation:

See attached staff report, dated April 17, 2003.

Minnesota Statutes now specify that the property taxes payable in the year an annexation is effective shall be paid to the Township. For the five years following the annexation, the City must make a cash payment to the Township equaling 90%, 70%, 50%, 30% and 10% of the Townships share of the taxes in the year the property was annexed. The Township Taxes on this property for 2003 is \$10.17.

Council Action Needed:

1. Following the public hearing, if the Council wishes to proceed as petitioned, it should instruct the City Attorney to prepare an ordinance to be adopted and transmitted to the MN Planning /Office of Strategic and Long Range Planning.

Attachments

1. Staff report, dated April 17, 2003.
2. Draft copy of the minutes of the April 23, 2003, CPZC meeting

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney: Legal Description Attached
4. City Finance Director: Tax Information Attached
5. Planning Department File
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, May 5, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. McGhie & Betts, Inc.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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ANNEXATION EXHIBIT

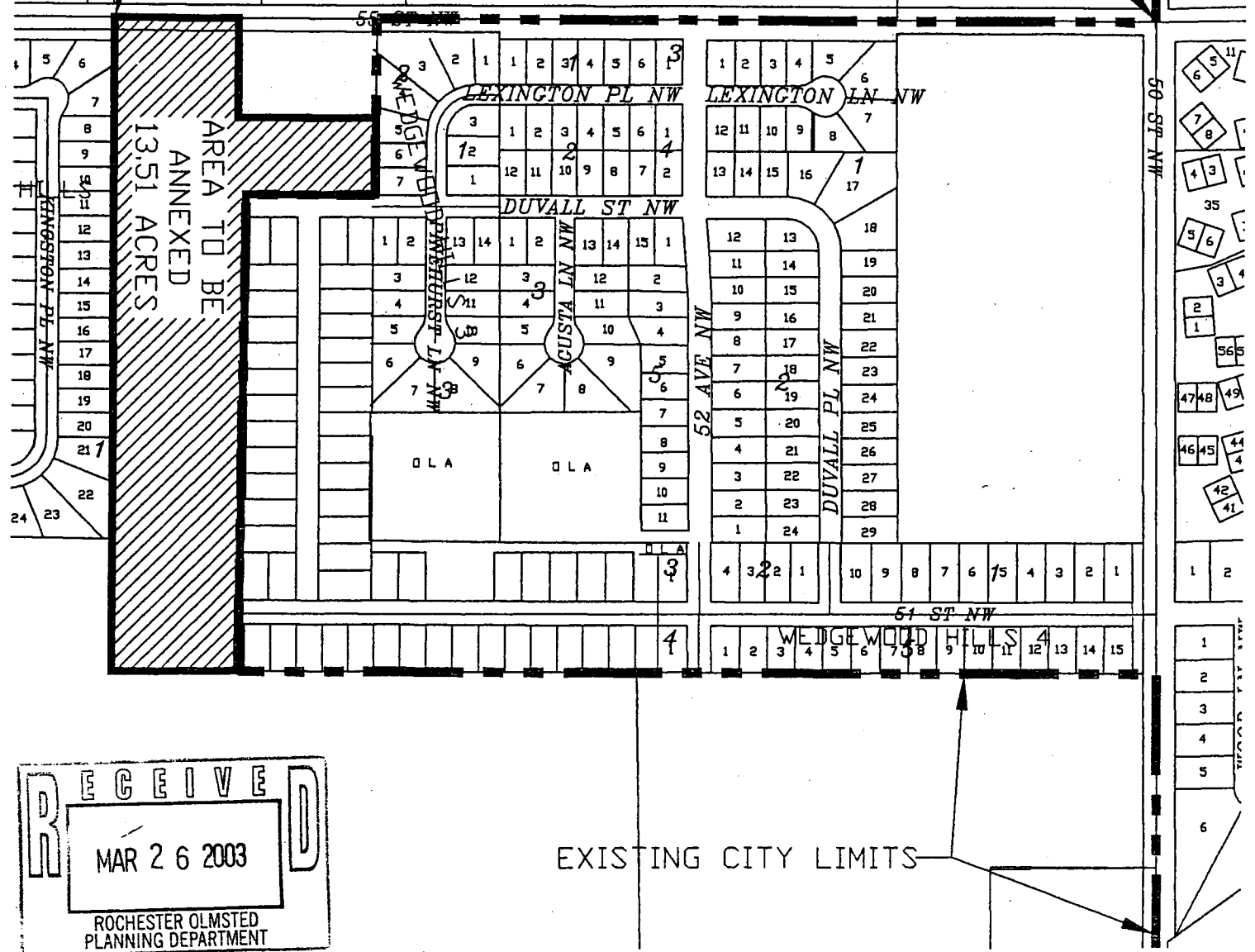
DESCRIPTION:
SEE ATTACHED



SCALE 1" = 400'

NW COR.
NE 1/4

NORTHEAST CORNER
NE 1/4 SEC 18-107-14



RECEIVED
MAR 26 2003
ROCHESTER OLMS TED
PLANNING DEPARTMENT

EXISTING CITY LIMITS

FDR :
LESLIE A. LURKEN
1027 7TH STREET NW
ROCHESTER, MN
55904

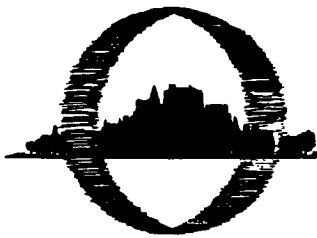
Land Surveying
Urban-Land Planning
Consulting - Civil Engineering

McGhie

Geotechnical Engineering
Construction Material Testing
Landscape Architecture

1645 Third Avenue S.E.

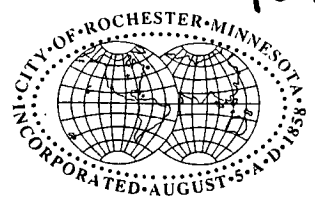
SCALE:	1" = 400'
DRAWN BY:	JJJ
DATE :	03-26-03
ACCT. NO. :	1152/2572
Cadd No.	2572ANNE



ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



109

TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: April 17, 2003

RE: Annexation Petition #03-12 by Leslie A. Lurken to annex approximately 13.63 acres of land located south of 55th Street NW, east of Kingsbury Hills Subdivision and west of Wedgewood Hills Third and Wedgewood Hills Fifth Subdivisions. The property is located in a part of the NE ¼ of Section 18 Cascade Township.

Planning Department Review:

Applicants/Owners:	Leslie A. Lurken 1027 NW 7 th Street Rochester, MN 55901
Architect/Engineer:	McGhie & Betts, Inc. 1648 Third Avenue SE Rochester, MN 55904
Existing Land Use:	This property is currently undeveloped land.
Existing Zoning:	The property is zoned A-2 (Agricultural Protection) District on the Olmsted County zoning map.
Future Zoning:	Upon annexation, the property will be zoned R-1 (Mixed Single Family Residential) district on the Rochester zoning map.
Land Use Plan:	This property is designated for "low density residential" uses on the Rochester Urban Service Area Land Use Plan.
Adjacency to the Municipal Limits:	The property is adjacent to the city limits along the western and eastern boundaries.
Sewer & Water:	This area is within the North West High Level Water System Area.
Utilities:	Pursuant to Minnesota Statutes 414.033 (subd. 13), a municipality must notify a petitioner that the cost of electric utility service may change if the land is annexed to the municipality. A notice has been provided to the applicant.



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Annexation #03-12
Leslie Lurken
4/17/2003

Townboard Review:

Minnesota State Statutes require that the Townboard members receive a written notice, by certified mail, 30 days prior to the public hearing. The City Council will hold a public hearing on this item on Monday, May 5, 2003. The City Clerk has sent the certified 30 day notice.

Referral Comments:

No referral comments attached.

Report Attachments:

Annexation Map / Location Map

Staff Recommendation:

This property is adjacent to the City limits and can be served by city sewer & water services upon extension of the services from their present ends. The Planning staff recommends that the City proceed to adopt an ordinance annexing the property according to Minnesota Statutes 414.033, Subdivision 2(3).

Draft Minutes of the City Planning & Zoning Commission
Date of Hearing: April 23, 2003

ANNEXATIONS:

Annexation Petition #03-12 by Leslie A. Lurken to annex approximately 13.63 acres of land located south of 55th Street NW, east of Kingsbury Hills Subdivision and west of Wedgewood Hills Third and Wedgewood Hills Fifth Subdivisions. The property is located in a part of the NE ¼ of Section 18 Cascade Township.

Mr. Brent Svenby presented the staff report, dated April 17, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-12 by Leslie A. Lurken as recommended by staff. Ms. Petersson seconded the motion. The motion carried 7-0, with Mr. Ohly abstaining.

